174.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,000 / 654,000
					USE VALUE:	654,000 / 654,000
					ASSESSED:	654,000 / 654,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUSS CHARLES & ISABELLE
Owner 2:	
Owner 3:	
Street 1:	32 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NUSS CHARLES & ISABELLE /TRS -
Owner 2:	NUSS TRUST -
Street 1:	32 ARNOLD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1885, having primarily Vinyl Exterior and 2191 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	263,000		391,000	654,000
Total Card	0.106	263,000		391,000	654,000
Total Parcel	0.106	263,000		391,000	654,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.47 | /Parcel: 298.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116573

GIS Ref

GIS Ref

Insp Date 10/05/18

!13579!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,000	0	4,620.	391,000	654,000	654,000	Year End Roll	12/18/2019
2019	101	FV	254,100	0	4,620.	385,400	639,500	639,500	Year End Roll	1/3/2019
2018	101	FV	239,700	0	4,620.	296,100	535,800	535,800	Year End Roll	12/20/2017
2017	101	FV	239,700	0	4,620.	279,300	519,000	519,000	Year End Roll	1/3/2017
2016	101	FV	239,700	0	4,620.	257,000	496,700	496,700	Year End	1/4/2016
2015	101	FV	196,500	0	4,620.	240,200	436,700	436,700	Year End Roll	12/11/2014
2014	101	FV	196,500	0	4,620.	221,200	417,700	417,700	Year End Roll	12/16/2013
2013	101	FV	196,500	0	4,620.	221,200	417,700	417,700		12/13/2012

PRINT

Date	Time
12/11/20	03:30:45

LAST REV

Date	Time
11/09/20	10:42:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUSS CHARLES &	75985-431	1	10/26/2020	Convenience	99	No	No		
NUSS CHARLES &	70112-144		10/23/2017	Convenience	10	No	No		
HOGAN EDWARD J	68735-564		1/10/2017	Estate/Div	549,000	No	No		
	10889-187		8/3/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2012	913	Siding	8,000					INSTALL VINYL SIDI
4/23/2009	266	Re-Roof	4,100					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
10/12/2016	Measured	DGM	D Mann
10/29/2008	Meas/Inspect	163	PATRIOT
11/7/2000	Hearing N/C	189	PATRIOT
2/23/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116573
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23489308
Const Adj.:	1.00979996
Adj $ / SQ:	118.465
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357375
Depreciation:	94347
Depreciated Total:	263028

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	

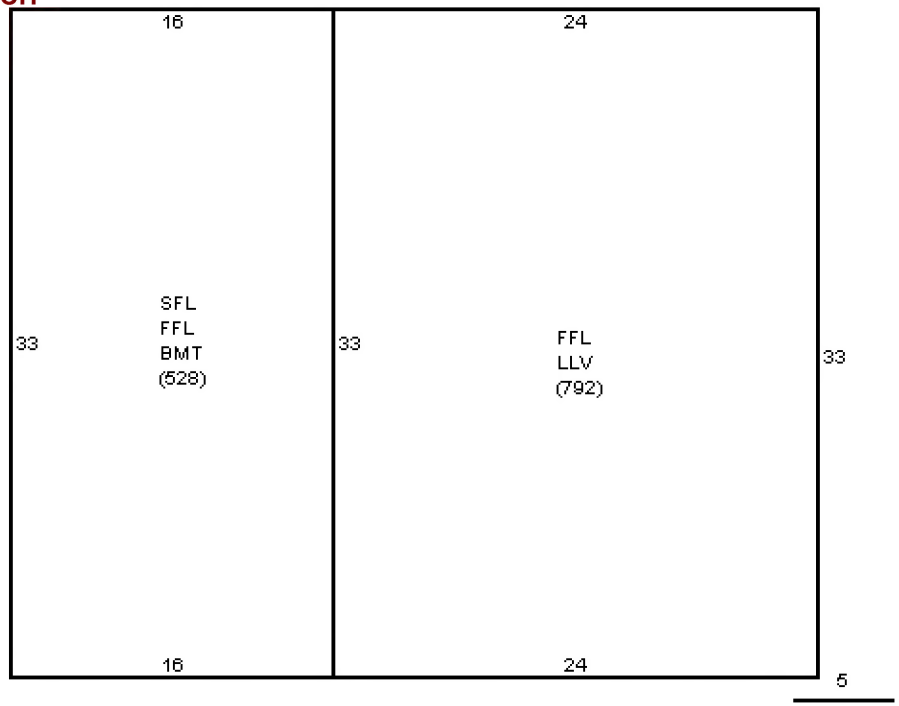
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	118.460	156,373
LLV	Lower Level	792	70.630	55,943
BMT	Basement	528	35.540	18,765
SFL	Second Floor	475	118.460	56,294

Net Sketched Area:	3,115		Total:	287,375	
Size Ad	1795.1999	Gross Are	3168	FinArea	2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	RRM	50		
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	118.46
Special Features:	0	Val/Su Net:	84.43
Final Total:	263000	Val/Su SzAd	146.50

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	